



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
APRIL 24, 2008**

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Suite 140, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 AM FLAG SALUTE

ROLL CALL: Larry Sevison (Chairman), Ken Denio (Vice Chairman), Bill Santucci (Secretary), Gerry Brentnall, Mike Stafford, Larry Farinha and Richard Johnson

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda.

1) 10:05 am ZONING ADMINISTRATOR VARIANCE APPEAL (PVAA T20070856) CHELSHIRE DOWNS

Consider an appeal from the owner Kobra Properties of the Zoning Administrator's decision to deny a Variance for a six-foot high solid masonry wall, 1,300-feet in length and the proposal of a wall adjacent to the front (western) property boundary, at the edge of the road easement for the Sky View Lane.

Project Location: Chelshire Downs North subdivision located on the south side of Eureka Road, southeast corner of the intersection of Eureka Road and Sky View Lane in the Granite Bay area

APN: 463-010-001, 463-010-002, 463-010-003, 463-010-004, 463-010-005, 463-010-006, 463-010-007 and 463-010-008

Total Acreage: 20.6 acres

Zoning: RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum)

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: Jerry Aplash of Burrell Consulting Group, Inc., 1001 Enterprise Way, Suite 100, Roseville CA 95678

Appellant: Kobra Properties, 2251 Douglas Boulevard, Suite 120, Roseville CA 95661

County Staff: Planner Roy Schaefer (530) 745-3061

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: Grant Miller (530) 745-2300

2) 10:20 am

REZONE

BUNCH CREEK (PREAT20060521)

Consider the recommendation of denial by the Development Review Committee of a request from Jack Remington on behalf of Fred Basquin & Jed Parker for the approval of a Rezone of the subject property from TPZ (Timberland Production) to RF-BX-80 Acre Minimum (Residential Forest, combining an 80-acre minimum lot size).

If the Planning Commission determines the project warrants further consideration, the project will be remanded back to staff for completion of the environmental review process.

Project Location: Yankee Jim Rd, One Mile East of Canyon Way the Colfax area, Placer County

APN: 071-270-003-000, 071-310-001-000, 071-320-001-000, and 071-330-008-000

Total Acreage: 597.5 acre parcel

Zoning: TPZ (Timberland Production)

Community Plan Area: Placer County General Plan

MAC Area: Weimar/Applegate/Colfax MAC

Applicant: Jack Remington

Owner: Fred Basquin & Jed Parker

County Staff: Planner Crystal Jacobson (530) 745-3085

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: Grant Miller (530) 745-2300

3) 10:40 am

THIRD PARTY APPEAL - ZONING ADMINISTRATOR APPROVAL OF A MINOR USE PERMIT/VARIANCES (PMPC 20060321) FOR FOLSOM LAKE EQUESTRIAN CENTER

MITIGATED NEGATIVE DECLARATION

Consider two separate appeal requests, from Mark Breunig, ET AL and Mark Robert, of the Zoning Administrator's decision to approve a Minor Use Permit to increase the number of horses boarded at an existing equestrian facility site to 60 horses and Variances to reduce the front setback from 75 feet from the centerline of Prospector Road to 42 feet from the centerline for a barn, reduce the side setback requirement (near the southeast corner of the property) of 30 feet to 10 feet for portable horse stalls and to also locate these stalls closer to an adjoining residence than to the main residence. The property is located on a 3.77 acre portion of an 8.4 acre parcel located on the northeast corner of Lomida Lane and Prospector Road at 4491 Prospector Road in the Loomis area.

Project Location: On the northeast corner of Lomida Lane and Prospector Road at 4491 Prospector Road in the Loomis area.

APN: 036-085-003

Total Acreage: 3.77 acres of an 8.4 acre parcel

Zoning: RA-B-X-4.6 acre minimum PD=0.44 (Residential Agricultural combining Building Site Size of 4.6 acres minimum combining Planned Unit Development .44 units per acre).

Community Plan Area: Horseshoe Bar

MAC Area: Granite Bay MAC, Horseshoe Bar Area Municipal Advisory Council

Applicant: Jenny Jordan, 4491 Prospector Road, Loomis, CA 95650

Owner: Kenneth & Linda Miller, 2998 Douglas Boulevard Suite 300, Roseville CA 95661

Appellants: Mark Roberts 4325 Cognac Court, Loomis, CA 95650; Mark Breunig, ET AL, 4344 Cognac Court, Loomis

County Staff: Planner Charlene Daniels (530) 745-3073

Engineering and Surveying: Janelle Fortner (530) 745-3110

Environmental Health: Leslie Lindbo (530) 745-2300